

1 BILL NO. R-86-02-04

2 DECLARATORY RESOLUTION NO. R-12-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3925 Dalman Road,
7 Fort Wayne, Indiana. (Hagerman
8 Construction Corporation, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 December 23, 1985, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Part of the Northeast Quarter of
16 Section 5, Township 29 North,
17 Range 12 East, Allen County, Indiana,
18 more particularly described as
19 follows:

20 Commencing at the Northeast corner
21 of the Northeast Quarter of Section 5,
22 Township 29 North, Range 12 East, Allen
23 County, Indiana; thence West along the
24 North line of the NE $\frac{1}{4}$ of Sec. 5-29-12,
25 a distance of 111.92 feet; thence South
26 with a deflection angle to the left of
27 89 degr. 47 min. a distance of 60.0
28 feet to the point of beginning, said
29 point being on the South right-of-way
30 line of Dalman Road; thence West with
31 a deflection angle to the right of 89
32 degr. 47 min. along said right-of-way
line and parallel to the North line
of the NE $\frac{1}{4}$ of Sec. 5-29-12, a distance
of 390.0 feet; thence South with a de-
flection angle to the left of 89 degr.
47 min. a distance of 390.0 feet; thence
East with a deflection angle to the left
of 90 degr. 13 min. and parallel to the
North line of the NE $\frac{1}{4}$ of Sec. 5-29-12
a distance of 390.0 feet; thence North
with a deflection angle to the left of
89 degr. 47 min. a distance of 390.0
feet to the point of beginning, con-
taining 3.49 acres;

33 said property more commonly known as 3925 Dalman Road, Fort Wayne,
34 Indiana;

1 Page Two

2 WHEREAS, it appears that said petition should be pro-
3 cessed to final determination in accordance with the provisions
4 of said Division 6.

5 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
6 OF THE CITY OF FORT WAYNE, INDIANA:

7 SECTION 1. That, subject to the requirements of Section
8 4, below, the property hereinabove described is hereby designated
9 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
10 12.1. Said designation shall begin upon the effective date of
11 the Confirming Resolution referred to in Section 3 of this Resolu-
12 tion and shall continue for one (1) year thereafter. Said desig-
13 nation shall terminate at the end of that one-year period.

14 SECTION 2. That upon adoption of this Resolution:

15 (a) Said Resolution shall be filed with the Allen
16 County Assessor;

17 (b) Said Resolution shall be referred to the Committee
18 on Finance and shall also be referred to the De-
19 partment of Economic Development requesting a re-
20 commendation from said department concerning the
21 advisability of designating the above designated
22 area an "Economic Revitalization Area";

23 (c) Common Council shall publish notice in accordance
24 with I.C. 5-3-1 of the adoption and substance of
25 this Resolution and setting this designation as an
26 "Economic Revitalization Area" for public hearing;

27 (d) If this Resolution involves an area that has al-
28 ready been designated an allocation area under
29 I.C. 36-7-14-39, then the Resolution shall be re-
30 ferred to the Fort Wayne Redevelopment Commission
31 and said designation as an "Economic Revitalization
32

Page Three

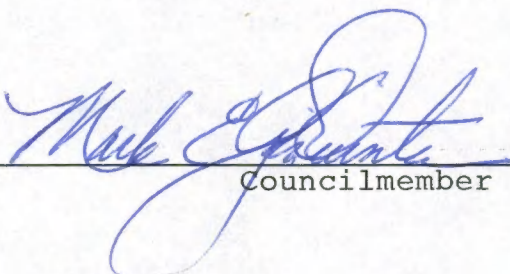
Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

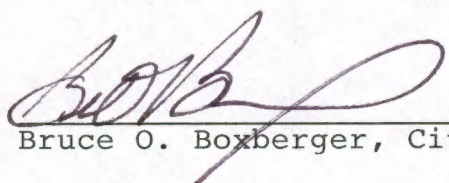
SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That it is the preliminary intent of Common Council to recommend a six-year (6) deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-12.1-3(b), after receipt of the owner's application from the County Auditor.

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ (GENERAL) (SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-12-86 on the 11th day of February, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of February, 1986, at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of February, 1986, at the hour of 4:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

RECEIVED
DEC 23 1985
ECONOMIC
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Hagerman Construction Corporation
2. Owner(s) Theodore F. Hagerman
3. Address of Owner(s) 510 West Washington Boulevard
P. O. Box 10690
Fort Wayne, IN 46853-0690
4. Telephone Number of Owner(s): (219) 424-1470
5. Relationship of Applicant to Owner(s) if any owner/
sole shareholder
6. Address of Applicant 510 West Washington Boulevard
P. O. Box 10690
Fort Wayne, IN 46853-0690
7. Telephone number of Applicant: (219) 424-1470
8. Address of Property Seeking Designation 3925 Dalman
Fort Wayne, Indiana 46809
9. Legal Description of Property Proposed for Designation
(may be attached) see attached survey.
10. Township Pleasant
11. Taxing District Fort Wayne-Pleasant

12. Current Zoning Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? vacant ground
- _____
- _____
- b. What Structure(s) (if any) are on the property? None
- _____
- b. What is the condition of this structure/these structures _____
15. Current Assessed Value of Real Estate _____
- a. Land \$6300.00 on 41.01 Acre Tract of which subject real
estate is a part.
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$487.44 on 41.01 Acre Tract
17. Description of Proposed Improvements to the Real Estate _____
34,400 square foot industrial (manufacturing/warehousing)
building with 32,000 square feet for manufacturing/
warehousing and 2,400 square feet for offices.
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Early Spring 1986
- b. When is completion expected? September 1986
19. Cost of Project (not including land costs) approx. \$850,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

Actual number of jobs will depend upon occupant.

b. What is the nature of those jobs? industrial

c. Anticipated time frame for reaching employment level stated above?

see above

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Area has not developed as industrial, although
available to do so for many years. It needs this
development to encourage more development in the
future.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

Will provide a new industrial site in the 30,000 to 40,000 square foot range desired by future industrial prospects to Fort Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Industrial Revenue Bond through Lincoln National Bank and Trust Company of Fort Wayne (to close December, 1985).

I hereby certify that the information and representation on this Application are true and complete.

Randall J. Horst
Signature (s) of Owners
Secretary, Hagerman Construction
Corporation

December 23, 1985
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____
Date Application Forwarded to Law Dept: _____
Date of Legal Notice Publication: _____
Date of Public Hearing: _____
Approved or Denied? Date: _____
Allocation Area: _____

CERTIFICATE OF SURVEY

OFFICE OF:

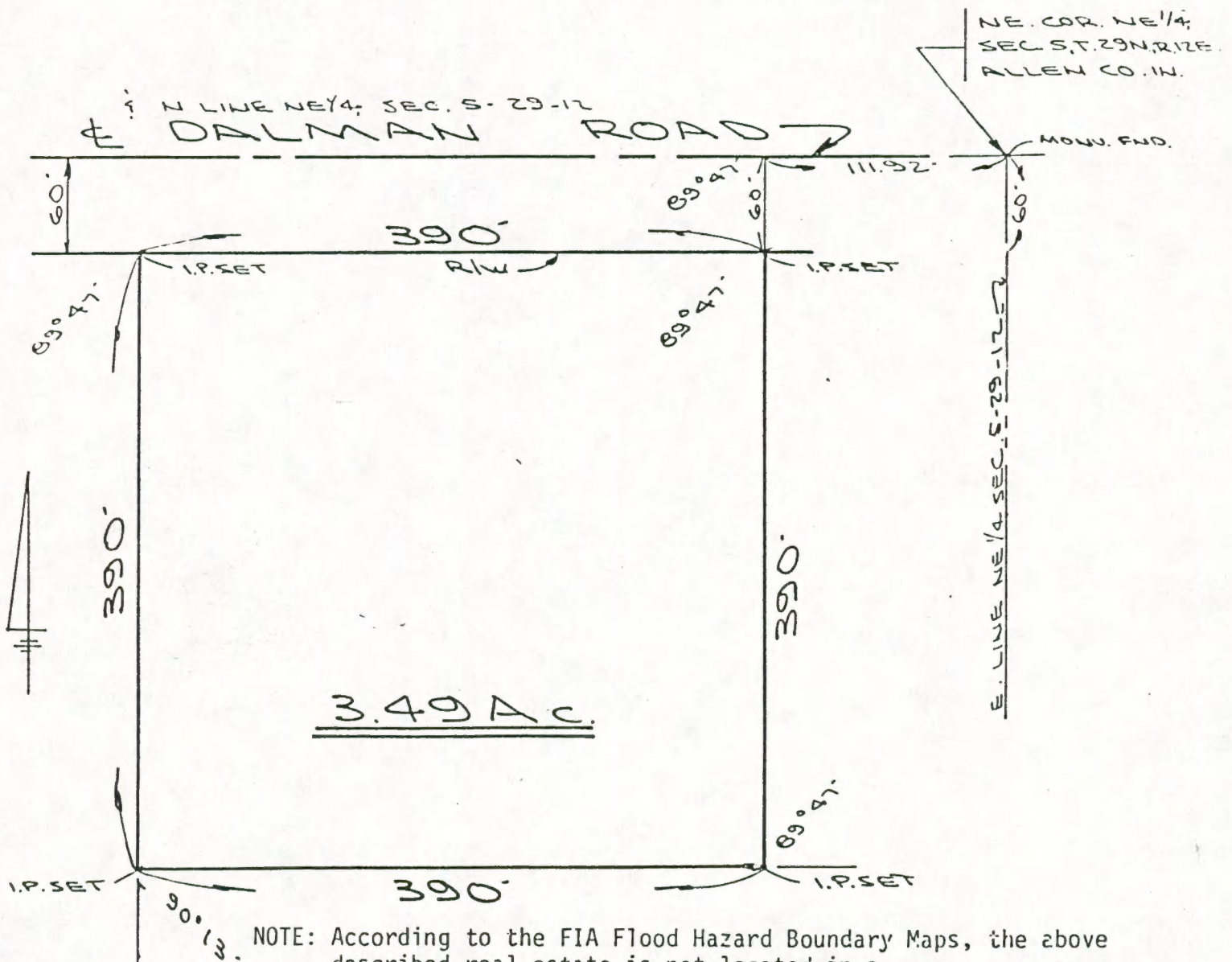
DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

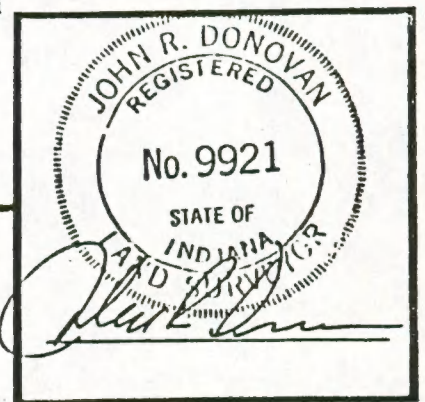
The description of the real estate is as follows, to wit: **SEE ATTACHED SHEET!**



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: HAGERMAN CONSTR. INC.

1"=100'
12-16-05



CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. SO193 INDIANA
GREGORY L. ROBERTS P.L.S. No. SO548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

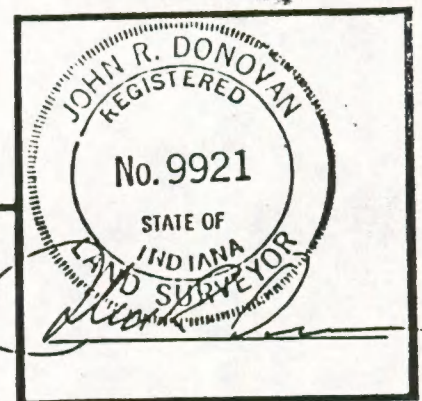
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The description of the real estate is as follows, to wit: Part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana; thence West along the North line of the NE $\frac{1}{4}$ of Sec. 5-29-12, a distance of 111.92 feet; thence South with a deflection angle to the left of 89 degr. 47 min. a distance of 60.0 feet to the point of beginning, said point being on the South right-of-way line of Dalman Road; thence West with a deflection angle to the right of 89 degr. 47 min. along said right-of-way line and parallel to the North line of the NE $\frac{1}{4}$ of Sec. 5-29-12, a distance of 390.0 feet; thence South with a deflection angle to the left of 89 degr. 47 min. a distance of 390.0 feet; thence East with a deflection angle to the left of 90 degr. 13 min. and parallel to the North line of the NE $\frac{1}{4}$ of Sec. 5-29-12 a distance of 390.0 feet; thence North with a deflection angle to the left of 89 degr. 47 min. a distance of 390.0 feet to the point of beginning, containing 3.49 acres.

JOB FOR: HAGERMAN CONSTR INC.

12-16-85



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-86-02-04

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3925 Dalman Road, Fort Wayne, Indiana. (Hagerman Construction Corporation, Petitioner).

EFFECT OF PASSAGE Will provide a new industrial site in the 30,000 to 40,000 square foot range desired by future industrial prospects to Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$850,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-04

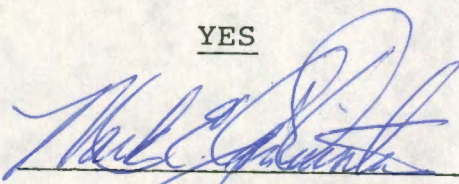
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3925 Dalman Road

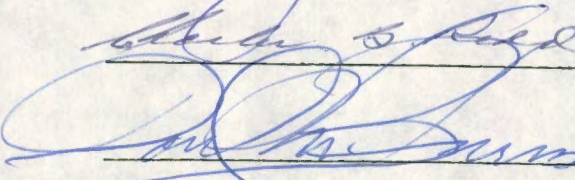
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

YES

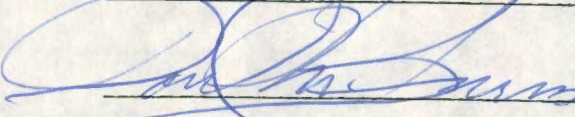
NO



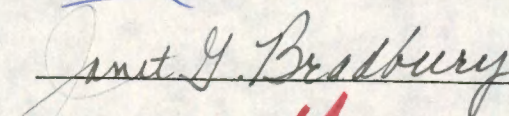
MARK E. GiaQUINTA
CHAIRMAN



CHARLES B. REDD
VICE CHAIRMAN



PAUL M. BURNS



JANET G. BRADBURY



JAMES S. STIER

CONCURRED IN 2-11-86

SANDRA E. KENNEDY
CITY CLERK